Karen Johnson Davidson County
Batch# 1480179 DEEDWARR
10/02/2026 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $333.00
20261002-0090794

WARRANTY DEED	STATE OF Louisiana COUNTY OF Calcasieu Parish THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $90,000.00. AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/17/2026 NOTARY PUBLIC MY COMMISSION EXPIRES Lifetime

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
699 North Federal Highway
Suite 350
Fort Lauderdale, FL 33304
File # 11006-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Dillenburg Dirt 4 LLC		047 00 0 061 00
305 South Smalley Street		
Shawano, WI 54166		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Perspective Properties, LLC, a Louisiana Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dillenburg Dirt 4 LLC, a Wyoming Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the following described real estate, situated in the THIRTEENTH CIVIL DISTRICT of Davidson County, Tennessee, being a portion of that property which was conveyed to Victor C. Winfrey in Instrument Number 20210913-0122207 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the centerline of Sulphur Creek Road, 40' Right-of-Way, being the northwestern corner of the herein described tract; thence leaving the centerline of Sulphur Creek Road, South 79 Degrees 05 Minutes 39 Seconds East, 31.13 feet to a 1/2-inch rebar found at the southwest corner of Hazelwood,

Instrument Number 20260108-0001766; thence with the south line of Hazelwood South 80 Degrees 16 Minutes 02 Seconds East, 412.13 feet to a 5/8-inch rebar with L.I. Smith cap set at a common corner with Rutherford Family, LLC, Instrument Number 20130301-0020552; thence with Rutherford Family, LLC as follows: South 57 Degrees 01 Minutes 16 Seconds East, 68.92 feet to a 5/8-inch rebar with L.I. Smith cap set; South 01 Degrees 54 Minutes 59 Seconds West, 536.23 feet to a 5/8-inch rebar with L.I. Smith cap set at the northeast corner of Segovia, Instrument Number 20211018-0139755; thence with Segovia North 78 Degrees 52 Minutes 04 Seconds West, 463.44 feet to a 1/2-inch rebar found at the northeast corner of Brown, Instrument Number 20230331-0023534; thence with Brown North 85 Degrees 03 Minutes 22 Seconds West, 362.00 feet to a 1/2-inch rebar found with cap number 3230 found at the southeast corner of Modera, LLC, Instrument Number 20251105-0088356; thence with the east line of Modera, LLC North 09 Degrees 41 Minutes 16 Seconds, passing a ½ inch rebar with cap number 3230 found at 298.01 feet, and continuing 28.46 feet, for a total distance of 326.47 feet to the centerline of Sulphur Creek Road; thence with the centerline of Sulphur Creek Road as follows: North 54 Degrees 35 Minutes 56 Seconds East, 293.22 feet; North 53 Degrees 12 Minutes 13 Seconds East, 31.37 feet; North 47 Degrees 44 Minutes 08 Seconds East, 26.56 feet to the Point of Beginning and containing 9.31 acres, more or less, including 0.17 acres, more or less, of Sulphur Creek Road Right-of-Way, as surveyed by Thomas A. Young, Tennessee Registered Land Surveyor Number 2265, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on August 31, 2026.

Being the same property conveyed to Victor C. Winfrey by Quit Claim Deed from Burnice Winfrey and wife, Judy Winfrey dated 9/9/2021 and recorded 9/13/2021 in Instrument No. 20210913-0122207, said Register's Office.

Property Address: Vacant Land 0 Sulphur Creek Road NASHVILLE, TN 37218

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on 9/17/26.

Perspective Properties, LLC, a Louisiana Limited Liability Company

By: _____
Christian Smith, Member

By: Mark Smith
Mark Smith, Member

STATE OF Louisiana

COUNTY OF Calcasieu Parish

Personally appeared before me, a Notary Public of said County and State, Perspective Properties, LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 09/17/2026.

Lawrence Carter, Sr.
NOTARY PUBLIC

My Commission Expires: Lifetime

OFFICIAL SEAL
LAWRENCE CARTER, SR.
NOTARY ID # 175530
STATE OF LOUISIANA
PARISH OF CALCASIEU
My Commission is for Life

BOUNDARY SURVEY FOR:
DILLENBURG DIRT 4, LLC

0 Sulphur Creek Road

THIRTEENTH CIVIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

TAX MAP 047, GROUP 00, PARCEL 061.00

REFERENCE: INSTRUMENT NUMBER 20210913-0122207

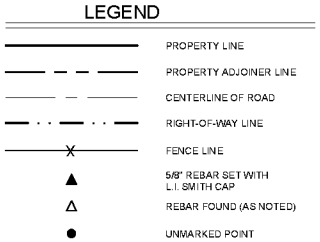
AREA = +/- 9.31 ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

SURVEY FIELD WORK WAS COMPLETED ON 8/19/2026



VICINITY MAP - NOT TO SCALE





TENNESSEE GPS (CATEGORY IV) CERTIFICATION

GPS POSITIONS ARE CERTIFIED TO THE FOLLOWING:	
POSITIONAL ACCURACY:	H=± 0.066' V=± 0.16'
TYPE OF GPS FIELD PROCEDURE:	REAL TIME KINEMATIC (VRS)
VERT., HORZ. DATUM / EPOCH:	NAVD88, NAD83 (2011) EPOCH 2010
GEOID MODEL:	GEOID 18 CONUS
COMBINED GRID FACTOR:	0.99995206
PUBLISHED / FIXED-CONTROL USED:	TN CORS TN31
(WGS84) LATITUDE:	N 36°10'13.05630"
(WGS84) LONGITUDE:	W 086°52'14.38378"
ELLIPSOID HEIGHT:	467.61'
EQUIPMENT USED:	SPECTRA SP60

ALL COORDINATES SHOWN HEREON ARE GRID AND CAN BE CONVERTED TO SURFACE BY DIVIDING BY THE COMBINED GRID FACTOR.
ALL OR SOME OF THIS SURVEY WAS CONDUCTED USING DUAL FREQUENCY GNSS

I, THOMAS A. YOUNG, TN RLS # 2265, HEREBY CERTIFY THAT:

(1) THIS PLAT ACCURATELY REPRESENTS MONUMENTATION AND GROUND EVIDENCE OBSERVED DURING THE PROCESS OF THIS SURVEY. THIS SURVEY WAS PREFORMED USING THE LATEST RECORDED DEEDS AND OTHER DOCUMENTATION FOUND BY THIS OFFICE.

(2) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE WERE NO VISIBLE DISCREPANCIES, OVERLAPPING IMPROVEMENTS, OR ROADWAYS OBSERVED, EXCEPT AS SHOWN HEREON. RECORDED EASEMENTS SHOWN ON THIS PLAT WERE DISCOVERED DURING THE ORDINARY RESEARCH PROCESS. THIS PROPERTY HAS FRONTAGE ON A PUBLIC ROADWAY, EXCEPT AS SHOWN HERON.

(3) THE GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) PORTION OF THIS SURVEY WAS PERFORMED TO THE FEDERAL GEODETIC CONTROL COMMITTEE, GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS (95% CONFIDENCE).

(4) THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE CLOSED TRAVERSE IS IN EXCESS OF 1:10,000 USING TOTAL STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

(5) THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS CORRECT TO MY KNOWLEDGE, EXPERTISE, AND BELIEF.



8/31/2026

202610020090794

TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD 1983

N

0' 100' 200' 300'

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 ı 731-644-1014 ı www.lismith.com
1122 2nd Avenue N, Nashville, TN 37208 ı 615-256-0290

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SHEET: 1 of 1		
DRAWN BY: BCH	CHECKED BY: TAY	SCALE: 1" = 100'
PROJECT # DAVIDSON-04700006100 / 260925		DATE: 8/31/2026

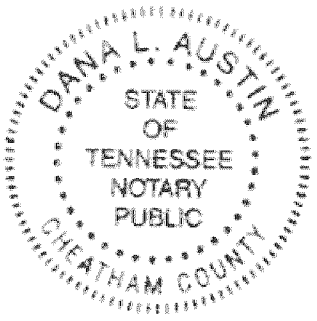
TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Stephanie Feuring, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 17, 2026.

Stephanie Feuring
Date: September 17, 2026

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this September 17, 2026



Notary Public
My Commission Expires: 4/20/2030